

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
MARCH 21, 2017**

- ITEM #1 BLUE HERON WAY (THE LANDINGS) LOT 4 SUBDIVISION-** Request for a 4 lot residential subdivision on a private drive. Located on Blue Heron Way with private water and private sewer, Zoned R2, Tax Map Parcel # 246.-1-10.54. Owner: Rick Distefano; Applicant: J David Dame; Surveyor: Mark Petrashune; Engineer: James Moser **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2 BEHAVIORAL HEALTH SERVICES NORTH SITE PLAN 2017-** Request to construct a 12,500 +/- sq. ft. addition to an existing mental health care clinic with additional improvements including landscaping, lighting, stormwater and parking. Located at 2155 State Route 22B with public water and public sewer, Zoned NC & R2, Tax Map Parcel #'s 205.4-3-27.1 & 27.2 Applicant: BHSN/Mark Luken, CEO; Surveyor: Engineering Ventures, P.C. **SKETCH PLAN REVIEW**
- ITEM #3 TDC SUBDIVISION 2017-** Request to subdivide a 9 +/- acre parcel with 981 feet of frontage from a 561.5 acre parent parcel. Located on Industrial Blvd. with public water and public sewer, Zoned AB-TB, Tax Map Parcel #: 220.-1-3.1-1. Owner: Clinton County; Applicant: The Development Corporation; Engineer: AEDA **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 RAND HILL DEVELOPMENT LLC SUBDIVISION PHASE I 2017-** Request to subdivide a 33.6 acre parcel to create 8 new single family residential lots with improvements, a road right of way parcel to be conveyed to the Town of Plattsburgh and the remaining lands subject to future phases of subdivision. **CLINTON COUNTY REALITY SUBDIVISION REQUIRED.** Located on Rand Hill Rd. with private water and private sewer, Zoned R2, Tax Map Parcel #: 191.-4-15. Owner: Frank & Kimberly Coolidge; Applicant: Rand Hill Developers, LLC; Engineer: AEDA **SKETCH PLAN REVIEW**

- ITEM #5 TDC BANKER ROAD SUBDIVISION 2017-** Request to subdivide a 4.13 acre parcel from a 24.18 acre parent parcel in conjunction with a proposed commercial building site plan. Located on Banker Rd. with public water and public sewer, Zoned IP, Tax Map Parcel # 205.-4-3; Owner/Applicant: The Development Corporation; Engineer: AEDA **SKETCH PLAN REVIEW**
- ITEM #6 TDC BANKER ROAD SITE PLAN 2017-** Request to construct a 20,350 +/- sq ft commercial building with office area in the front and warehouse/manufacturing area with truck access in the back and associated site improvements. Located on Banker Rd. with public water and public sewer, Zoned IP, Tax Map Parcel # 205.-4-3; Owner/Applicant: The Development Corporation; Engineer: AEDA **SKETCH PLAN REVIEW**
- ITEM #7 KNIGHT AUTOMOTIVE SITE PLAN 2017-** Request to construct a 2,623+/- sq. ft. addition to an existing building with new parking area and related site improvements. **USE VARIANCE REQUIRED** Located at 383 Route 3 with public water and public sewer, Zoned C, Tax Map Parcel: 220.2-2-27. Owner/Applicant: Knight Automotive LLC; Engineer: RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #8 PF DEVELOPMENT LLC SUBDIVISION 2017-** Request to split/merge four tax map parcels which will create two new parcels for development and a new common access drive parcel serving one existing and the two new lots. Located at 410-413 Route 3 with public water and public sewer, Zoned C, Tax Map Parcel #'s 206.4-3-9, 3-11, & 3-14; Owners: Holiday Inn, Hulbert Brothers, and P.F. Development; Applicant: P.F. Development; Engineer: RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #9 PF DEVELOPMENT LLC SITE PLAN & SPECIAL USE PERMIT 2017-** Request to construct a 4,730 +/- sq. ft. restaurant with drive thru and related site plan improvements. Located at 410-413 Route 3 with public water and public sewer, Zoned C, Tax Map Parcel #'s 206.4-3-9, 206.4-3-11, 206.4-3-14; Owners: Holiday Inn, Hulbert

Brothers, and P.F. Development; Applicant: P.F. Development;
Engineer: RMS **SEQRA DETERMINATION & DETAILED
PRELIMINARY PLAN REVIEW**

**ITEM #10 JOINTA LIME SITE PLAN & SPECIAL USE PERMIT 2015
MODIFICATION-** Request to amend a previously approved site plan
by adding one additional asphalt silo, one additional truck scale,
replace 3 horizontal storage tanks with 2 vertical storage tanks and
other minor modifications to site layout. **AREA VARIANCE
REQUIRED.** Located on Trade Rd. with public water and public
sewer, Zoned I, Tax Map No. 193.-2-20.1. Owner/Applicant; Jointa
Lime Company, Engineer/Surveyor: RMS **SEQRA DETERMINATION
& SKETCH/DETAILED PRELIMINARY PLAN REVIEW**